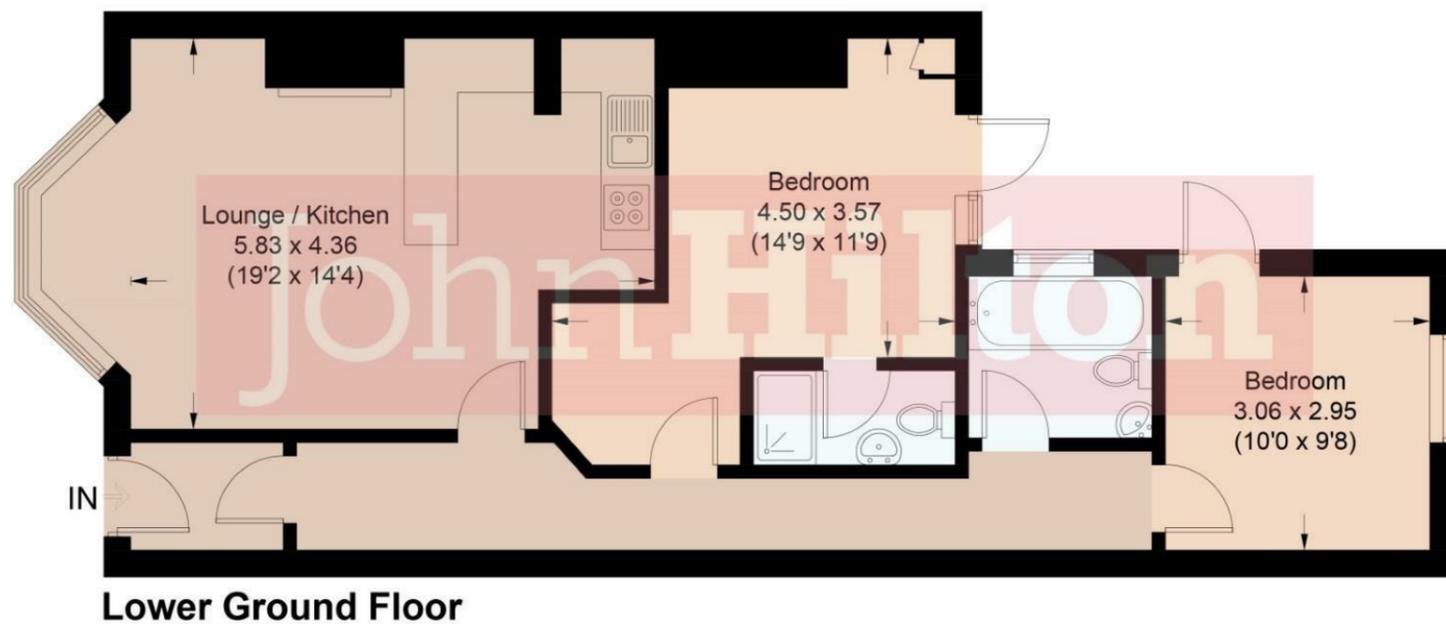


Stanford Road, Brighton, BN1 5DJ

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 764.00 sq ft

Garden Flat, 32b Stanford Road, Brighton, BN1 5DJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£425,000 Leasehold



John Hilton



John Hilton

Garden Flat, 32b Stanford Road, Brighton, BN1 5DJ

John Hilton's are pleased to offer as sole selling agent and with NO ONWARD CHAIN, this charming two double bedroom apartment which benefits from its own private street entrance and private front and rear gardens. Occupying the entire lower ground floor of this imposing bay-fronted Victorian townhouse, the property boasts an enviable address in the forever popular Port Hall district of Brighton - favourably positioned for ease of access to both Brighton mainline station and Preston Park station - alongside the café culture of Seven Dials and Brighton's vibrant city centre beyond. Internally, the well-presented accommodation is thoughtfully arranged and considered to be of good proportion, comprising open-plan lounge/dining/kitchen with tall ceilings and bay window, master bedroom with en-suite shower room and French doors which connect to the rear garden, alongside the second double bedroom with ease of access to a separate bathroom and which, again, connects to the rear garden.



John Hilton



John Hilton



John Hilton

Approach

Front garden arranged as upper tier flower border with steps down to patio area. Covered entrance and obscure glazed timber-panelled front door with window over opening into:

Entrance Lobby

Cupboard housing electric consumer unit, area for hanging coats and further door with window over opening into:

Entrance Hall

Radiator, 'Hive' heating control and door into:

Open-Plan Lounge/Dining/Kitchen:

5.83m x 4.36m (19'1" x 14'3")
Single glazed timber-framed bay window to front with panelling under, ornate corniced ceiling, radiator, feature gas fireplace with traditional limestone surround, slate hearth and cast-iron inset. Modern fitted kitchen comprising a range of matching wall and base units to include cupboards and drawers, wood block work surfaces extend to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, a four-ring ceramic hob with oven under and extractor over, and breakfast bar area. Space and plumbing for dishwasher, washing machine and tall standing fridge-freezer. Oversized porcelain floor tiles and part-Metro-tiled splashback.



John Hilton

- NO ONWARD CHAIN
- Desirable Port Hall Area
- Private Front & Rear Gardens
- Period Conversion
- Own Street Entrance
- Two Double Bedrooms
- En-Suite Shower Room
- Separate Bathroom
- Open-Plan Living Space
- Easy Walking Distance to Train Stations

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
	77

Council Tax Band: **A**

Bedroom

4.50m x 3.57m (14'9" x 11'8")
Double glazed French doors to rear with window over, offering access onto rear garden, radiator and door through to:

En-Suite Shower

Fully tiled shower enclosure with thermostat shower and hand-held shower attachment on riser, low-level WC and pedestal wash hand basin with part-tiled splashback. Wall-mounted glass shelf and heated towel rail.

Bathroom

Obscure double glazed window to side. Three-piece white bathroom suite comprising panel-enclosed bath with thermostat shower over and hand-held shower attachment on riser, low-level WC and wall-mounted corner wash hand basin with part-tiled surround. Porcelain tiled floor and heated towel rail.

Bedroom

3.06m x 2.95m (10'0" x 9'8")
Double glazed door offering access onto rear garden, radiator, and further double glazed window to rear with fitted roller blind.

Rear Garden

Lower level patio area with outside tap and two steps up to area predominantly laid to lawn with flower borders housing a range of established shrubs and roses. Wall and fence enclosed to all sides.



John Hilton